

Town of Lebanon

**PLANNING AND ZONING COMMISSION
REGULATION REVIEW SUBCOMMITTEE**

Regular Meeting

Lebanon Town Hall, Upstairs Conference Room
Thursday, May 27, 2010
7:00 PM

MINUTES

Members Present: David Fields, Chair (arrived 7:15 p.m.)
Eric Bender
Robin Chesmer
James Jahoda
Keith LaPorte
Francis Malozzi
Absent: Sue Brett Davis
Also Present: Philip Chester, Town Planner

I. Roll Call

The meeting was called to order at 7:00 p.m. by Mr. Fields.

II. Minutes

- a. Motion made by Mr. LaPorte and seconded by Mr. Malozzi to approved the January 26, 2010 special meeting minutes. Motion unanimously passed.

III. Discussion Items

- a. Accessory Buildings. The Subcommittee agreed to recommend to the PZC the relaxation of Zoning Sec. 7.3.b. to require a special permit for accessory buildings that exceed 75% of the livable area of the principal structure versus 50% today.
- b. Active-Adult/Age-Restricted Housing. The Subcommittee concluded that active-adult or age-restricted housing could be achieved under the current cluster regulations.
- c. Affordable Housing. Mr. Chester will prepare an inclusionary housing zoning draft regulation requiring 10% affordable housing in mid-size subdivisions for Subcommittee review.

- d. Agricultural Buffers. To be discussed at a future Subcommittee meeting.
- e. Agricultural Business. To be discussed at a future Subcommittee meeting.
- f. Environmental. Consider incorporating DEP's 2002 Guidelines for Soil Erosion and Sedimentation Control and 2004 Stormwater Quality Manual, as amended, into the Zoning Regulations. To be discussed at a future Subcommittee meeting.
- g. Fees.
 - 1. Allow Commission to charge for outside independent studies on large projects. Mr. Chester to prepare draft for discussion at future Subcommittee meeting.
 - 2. Waive public hearing fee for Scenic Road applications. Mr. Chester to report at future Subcommittee meeting.
 - 3. Review fee schedule. Mr. Chester to report at future Subcommittee meeting.
- h. Fences. Consider prohibiting solid fences (allow half-solid) in front yard setback, especially in VRA zone. To be discussed at a future Subcommittee meeting.
- i. Passive Solar. Require consideration of passive solar techniques in subdivisions. Mr. Chester to prepare draft for discussion at future Subcommittee meeting.
- j. Rezone. Items to be discussed at a future Subcommittee meeting.
 - 1. RA to Agriculture Zone -- Majors, Masters, Szadja, Cushman.
 - 2. Residentially developed portions of Business/Industrial Zone on Norwich Ave to RA.
 - 3. Southerly portion of VRA Zone to Village District Zone to allow business in Town Center with an Architectural Design Review Board.
- k. Special Exceptions/Permits. Change all references to "Special Exceptions" to "Special Permits" for consistency throughout Zoning. Subcommittee recommends adoption by PZC.
- l. Uses. Review permitted and prohibited uses by each zone and add use table to Zoning. To be discussed at future Subcommittee meeting.
- m. Wind Towers. Commercial use clarification? To be discussed at future Subcommittee meeting.
- n. Zoning Board of Appeals. Subcommittee recommends PZC adopt 5-year time limit for ZBA variances when variance is unused.

Respectfully Submitted,
Philip S. Chester, Town Planner